

PETITION FOR SPECIAL HEARING  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 509.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a non-conforming use for a service garage, including a towing yard.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):  
(Type or Print Name) Wayne G. Sullivan  
Signature: Patricia G. Sullivan  
Address: Patricia G. Sullivan  
City and State: Baltimore, Maryland

Attorney for Petitioner:  
Robert J. Romadka/Charles E. Foos, III 8922 Philadelphia Road 687-6069  
Address: Baltimore, Maryland 21237  
City and State: Baltimore, Maryland 21221  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: Wayne G. Sullivan  
Address: 809 Eastern Boulevard  
City and State: Baltimore, Maryland 21221  
Attorney's Telephone No.: 686-8274

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day of November, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of January, 1981, at 10:00 o'clock AM.

Zoning Commissioner of Baltimore County.

PETITION FOR SPECIAL HEARING  
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Attorney for Petitioner:  
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Address: Patricia G. Sullivan  
City and State: Baltimore, Maryland

Attorney for Petitioner:  
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Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY  
ZONING PLANS  
ADVISORY COMMITTEE



PETITION AND SITE PLAN  
EVALUATION COMMENTS

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3211  
NORMAN E. GERDER  
DIRECTOR

December 29, 1980

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #88, Zoning Advisory Committee Meeting, November 5, 1980, are as follows:

Property Owner: Wayne G and Patricia G. Sullivan  
Location: NE/S Golden Ring Road 415' S. of Race Rd  
Acres: 1.10 acres  
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley  
John L. Wimbley  
Planner III  
Current Planning and Development

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 29, 1980

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Chairman  
Nicholas B. Commodari

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Robert J. Romadka and  
Charles E. Foos, Esquires  
809 Eastern Blvd.  
Baltimore, Maryland 21221

RE: Item No. 88  
Petitioner - Sullivan  
Special Hearing Petition

Dear Messrs:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted to this office from the Committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC/sf

Enclosure

cc: Frank S. Lee, Surveyor  
1277 Neighbors Avenue  
Baltimore, Maryland 21237

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

December 3, 1980

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #88 (1980-1981)  
Property Owner: Wayne G. & Patricia G. Sullivan  
N/ES Golden Ring Rd. 415' S. of Race Rd.  
Acres: 1.10 Acres District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Golden Ring Road, an existing public road (formerly Md. 588 in this vicinity) is proposed to be improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

This property is located in the area of the 100-year recurrence flood plain of Stemmers Run as delineated in the Report on Stemmers Run Flood Plain Study (Job Order 4-216-1).

Item #88 (1980-1981)  
Property Owner: Wayne G. & Patricia G. Sullivan  
Page 2  
December 3, 1980

Water and Sanitary Sewer:

There is a public 10-inch water main and public 8-inch sanitary sewerage in Golden Ring Road.

Very truly yours,

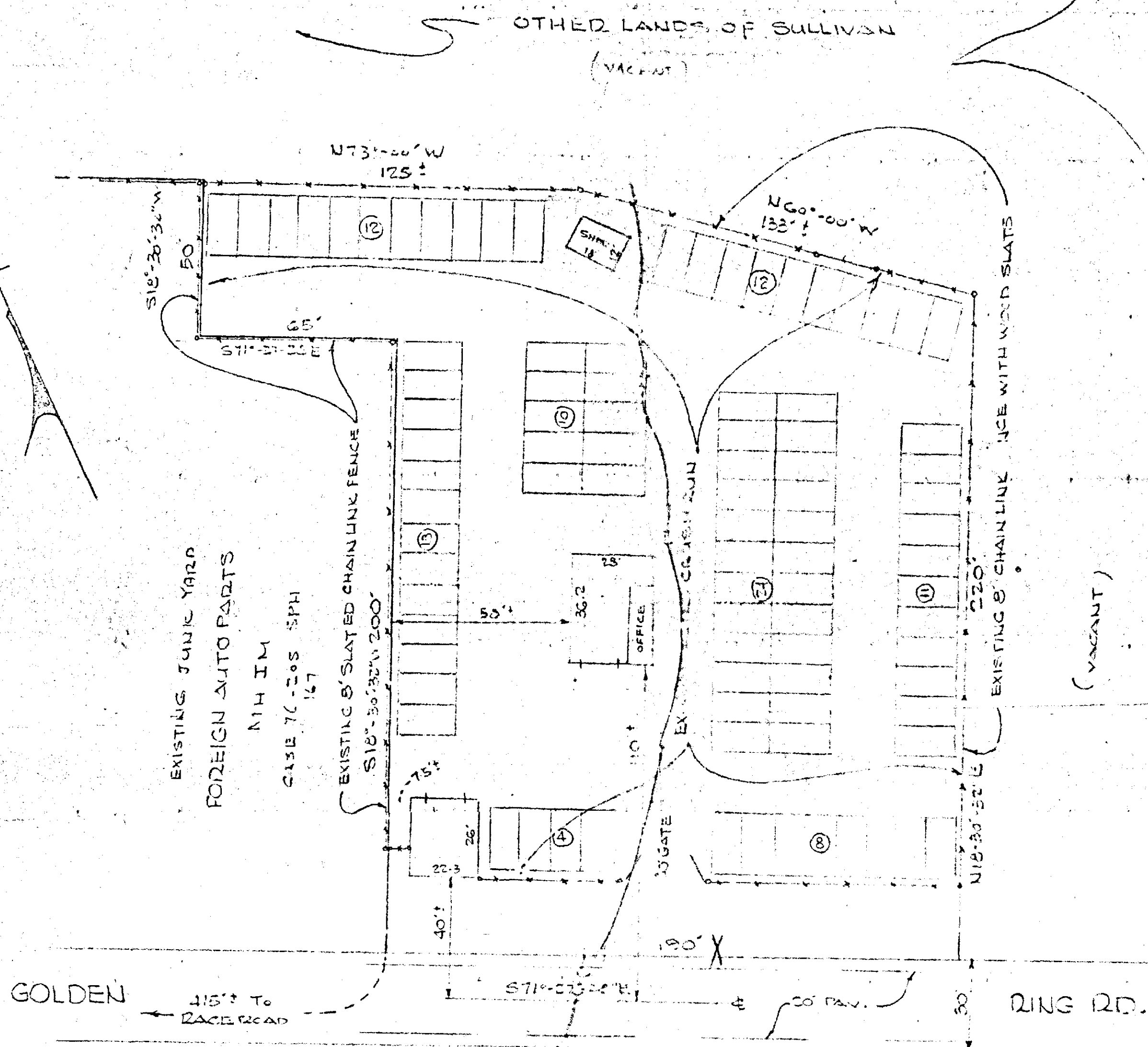
Robert A. Morzon, P.E., Chief  
Bureau of Public Services

RAM:EAM:FWR:ss

cc: J. Wimbley  
J. Trenner  
J. Somers  
D. Grise

I-W Key Sheet  
NE 3 & 4 G Topo  
12 & 13 NE 27 Pos. Sheets  
90 Tax Map





EXISTING USE - SERVICE GARAGE, STORAGE, TOWING

PROPOSED USE - TOWING AND STORAGE YARD, SERVICE GARAGE

PROPOSED USE - SAME

EXISTING ZONING - ML IM, WITH ANGR CONFORMING USE FOR  
A SERVICE GARAGE & JUNK YARD, TOWING AND STORAGE YARD

PROPOSED ZONING - SAME

AREA OF LOT - 1.10 AC.

SULLIVAN'S GARAGE

1318 GOLDEN RING ROAD  
BALTIMORE, MARYLAND 21221

15TH DISTRICT BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 30'

DATE: 9-2-20

FRANK S. LEE  
1277 NEIGHBORS AVE.  
BALTIMORE, MD. 21237





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@cc.ba.md.us

April 13, 2000

John B. Gontrum, Esquire  
Romadka, Gontrum and McLaughlin, P.A.  
814 Eastern Boulevard  
Baltimore, Maryland 21221

Dear Mr. Gontrum:

RE: Zoning Verification, Case #81-127-SPH, 15<sup>th</sup> Election District

Your letter to Arnold Jablon, Director of Permits and Development Management has been referred to me for reply. The zoning of this site is Manufacturing Light Industrial Major as stated in your letter and shown in the prior zoning hearing. Your client's request is for verification that welding and repair work on garbage trucks and roll-off dumpsters and truck bodies as well as this material storage is allowed. In zoning case #81-127 SPH the Deputy Zoning Commissioner granted non-conforming use for a service garage including a towing yard as shown on the submitted plan. This office does not necessarily disagree with your letter. However since the prior use was actually non-conforming and no reference was made to the repair of garbage trucks and roll off dumpsters this office feels it appropriate that the Zoning Commissioner decide this issue by a Special Hearing.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

John J. Sullivan, Jr.  
Planner II  
Zoning Review

JJS:kew



**ROMADKA, GONTRUM & MCLAUGHLIN, P.A.**

814 EASTERN BOULEVARD  
BALTIMORE, MARYLAND 21221

PHONE: 410-686-8274  
FAX: 410-686-0118

**ATTORNEYS:**

**ROBERT J. ROMADKA**  
**JOHN B. GONTRUM**  
**J. MICHAEL MCLAUGHLIN\***  
\*admitted Maryland and D.C.

Arnold Jablon, Esq.  
Director, Permits and Development Management  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

March 23, 2000

RE: Case No. 81-127SPH  
Spirit and Intent

Dear Mr. Jablon:

In the above-referenced case an order was issued permitting a service garage and towing business including a storage yard in an ML-IM zone. At the site now exists a towing business and service garage use. The towing business is one of the few in Baltimore County that handles the largest equipment on the roads, and it is actively used by the state police on the major transportation corridors.

In addition to towing large vehicles and storing them until moved or repaired the operator also does welding and repair work on garbage trucks and roll-off dumpsters as well as truck bodies. No independent contractor stores material at the site, but material to be worked upon is stored on the site. Only Mr. Sullivan's equipment is stored on the property. This has occurred for many years without objection, but the use is now the subject of a violation notice issued in Case No. 00-0654.

Mr. Sullivan operates one of the cleanest operations in the area, and in the past it has not been the subject of any violations on this property. On one side of his property is a junk yard granted a non-conforming use in Case No. 76-205 SPH. On the other side of his property is a parcel used as a construction yard and junk yard with a checkered zoning past. This property was purchased by Mr. Sullivan last year and is still being cleaned of debris.

Much of Mr. Sullivan's property is located in riverine flood plain, yet he has obtained in years past waivers and building permits to reconstruct his buildings and improve them on the property in order to handle this equipment. He has all necessary state permits. No condition has changed

since the original zoning cases.

Based on the zoning on the property, and the zoning orders issued we believe that the use of the property for work and repair of heavy equipment used on the roadways is within the spirit and intent of the orders allowing a service garage use. Under BCZR Section 253.2B the service garage use permits repair of trucks, truck trailers and of freight shipping containers. This would seem also to apply to roll-off trash containers and dumpsters.

Thank you for your consideration.

Very truly yours,

John B. Gontrum

PURSUANT to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that to approve a nonconforming use for a service garage, including a towing yard, would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not be detrimental to the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 22nd day of March, 1981, that a nonconforming use for a service garage, including a towing yard, as shown on the site plan prepared by Frank E. Lee, dated September 6, 1980, and marked Petitioners' Exhibit 1, has existed and has been conducted on the property prior to the adoption of the Baltimore County Zoning Regulations and, as such, should be and the same is hereby GRANTED the right to continue from and after the date of this Order, subject, however, to the following restrictions:

1. The General Notes on the site plan shall be revised to indicate that the use of the property as a junk yard will be discontinued.
2. A revised site plan, incorporating the above restriction, shall be submitted for approval by the Department of Public Works and the Office of Planning and Zoning.

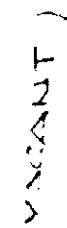
*John M. N. Jones*  
Deputy Zoning Commissioner of Baltimore County

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

( 404.10 )



81-12~~7~~-5PH



Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that to approve a nonconforming use for a service garage, including a towing yard, would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not be detrimental to the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 20th day of March, 1981, that a nonconforming use for a service garage, including a towing yard, as shown on the site plan prepared by Frank S. Lee, dated September 6, 1980, and marked Petitioners' Exhibit 1, has existed and has been conducted on the property prior to the adoption of the Baltimore County Zoning Regulations and, as such, should be and the same is hereby GRANTED the right to continue from and after the date of this Order, subject, however, to the following restrictions:

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*Jan M. H. Jung*  
Deputy Zoning Commissioner of Baltimore County

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*Jan M. H. Jung*  
Deputy Zoning Commissioner of Baltimore County

BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7310

PAUL H. REINCKE  
CHIEF

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Wayne G. & Patricia G. Sullivan

Location: 1111 West Chesapeake Avenue, 415 S. of Race Road

Item No.: 88 Zoning Agenda: November 5, 1980

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *George M. Hagan* Noted and Approved: *George M. Hagan*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: December 1, 1980  
Charles E. (Ted) Burnham  
FROM: Zoning Advisory Committee  
SUBJECT: Meeting November 5, 1980

ITEM NO. 85 See Comment  
ITEM NO. 86 See Comment  
ITEM NO. 87 Existing - No Comment  
ITEM NO. 88 No Comment  
ITEM NO. 89 See Comments  
ITEM NO. 90 No Comment

*Charles E. Burnham*  
Charles E. (Ted) Burnham  
Plans Rev. Supervisor

CEB:rrj

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Nicholas B. Commodari  
Zoning Advisory Committee Date: October 30, 1980  
Sharon M. Caplan  
FROM: Economic Development Commission  
SUBJECT: Item # 88--Property Owner: Wayne G. & Patricia G. Sullivan  
Location: NE/S Golden Ring Road 415 S. of Race Road  
Existing Zoning: ML-IM  
Proposed Zoning: Special Hearing to approve a non-conforming use for a service garage including a towing yard.

Acres: 1.10 Acres  
District: 15th

In recognition of Baltimore County's desire to foster a healthy economic growth, we request the zoning officer to evaluate the above request in the best interest of industrial expansion.

*Sharon M. Caplan*  
Sharon M. Caplan

SMC:alc

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: October 31, 1980

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: November 5, 1980

RE: Item No: 85, 86, 87, 88, 89, 90  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,  
*Nick Petrovich*  
Mr. Nick Petrovich, Assistant  
Department of Planning

KNP/bp

Baltimore County  
Department of Public Engineering  
TOWSON, MARYLAND 21204  
(301) 494-3550

STEPHEN E. COLLINS  
DIRECTOR

December 30, 1980

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 88 - ZAC - November 5, 1980  
Property Owner: Wayne G. & Patricia G. Sullivan  
Location: NE/S Golden Ring Road 415 S. of Race Road  
Existing Zoning: ML-IM  
Proposed Zoning: Special hearing to approve a non-conforming use for a service garage including a towing yard.

Acres: 1.10 acres  
District: 15th

Dear Mr. Hammond:

This department has no comment for item #88.

Very truly yours,

*Michael S. Flanagan*  
Michael S. Flanagan  
Engineer Associate II

MSF/bza

8-127  
1/8



ORDER TO ENTER APPEARANCE

Pursuant to the authority contained in Section 524.1 of the Baltimore County Code, I, hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

I HEREBY CERTIFY that on this 19th day of December, 1980, a copy of the going Order was mailed to Robert J. Romadka, Esquire, and Charles E. Foos, III, re, 809 Eastern Boulevard, Baltimore, Maryland 21221, Attorneys for Petitioners.

John W. Hessian, III  
John W. Hessian, III

RE: PETITION FOR SPECIAL HEARING : BEFORE THE  
NE/S of Golden Ring Road, 240' : ZONING COMMISSIONER  
E of Race Road - 15th Election District : OF  
Charles W. Brewer, et ux :  
Petitioners : BALTIMORE COUNTY  
NO. 76-205-SPH (Item No. 167) :

... ..

This matter comes before the Zoning Commissioner as a result of a Petition filed by Charles W. and Mildred R. Brewer, for a Special Hearing to approve the nonconforming use of the subject property as a junk yard, including the dismantling and storage for sale of used motor vehicle parts. Said property is located on the northeast side of Golden Ring Road, 240 feet east of Race Road in the Fifteenth Election District of Baltimore County.

Testimony indicated that an auto parts, junk yard business has been in operation at the subject location since the early 1940's and that the Petitioner has operated his auto parts, junk yard business at this location since 1953. Mr. Paul Fischer, a long-time resident of the area, indicated that he recalls the dismantling of automobiles and the storage of junk vehicles since the early 1940's. In fact, some of the Protestants, present at the hearing, indicated that the sale of parts, junk vehicles, etc., has existed on the subject property for many years.

Several residents, in protest to the subject Petition, indicated that they felt that the junk and/or disabled vehicles should not be stored in front of the fence along Golden Ring Road, as it was not aesthetically appealing.


Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, a nonconforming use does exist.

RE: PETITION FOR SPECIAL ZONING HEARING - NORTHEAST SIDE  
OF GOLDEN RING ROAD, 415 FT. SOUTH OF RACE ROAD -  
PETITIONER - WAYNE J. SULLIVAN

WE, THE UNDERSIGNED RESIDENTS OF THE ABOVE MENTIONED AREA DO DECLARE THAT THE PROPERTY IN QUESTION HAS NOT BEEN USED FOR THE PAST EIGHT (8) YEARS. THE PROPERTY HAS BEEN IDLE FOR THIS PERIOD, PRIMARILY BECAUSE OF SEVERE FLOODING SEVERAL TIMES A YEAR. WE VEHEMENTLY OBJECT TO APPROVAL OF THIS PETITION BE'USE IT WILL BE A DELAIMENT TO OUR NEIGHBORHOOD.

1.	Pam. & W. E. G. B.	9 - Theresa Lane 31231
2.	(C) M. H. E.	810 - C. E. - Rd 31231
3.	Darrell E. Cosner	2 - Mingo Lane Balto 21221
4.	Arthur E. Cosner	2 - Mingo Lane Balto. 21221
5.	Janice L. Hall	2 Mingo Lane Balto 21221
6.	Frances Pritchett	3 Mucca Lane Balto 21221
7.	Mrs Butts	7 Palm Lane Balto MD
8.	Paula G. McNeal	812 Avenue Rd. 21221
9.	William	2 Pecan Lane 21221
10.	Loremy D King	3 Pecan Lane 21221
11.	Ellis Lee Parker	4 Pecan Lane 21221
12.	Dorothy Parker	4 Pecan Lane 21221
13.	Hermie McAllister	3611 Oaklin Lane 21220
14.	Mary Jackson	1 Mucca Lane 21221
15.	William J. Aloup	11 Mingo Lane 31231
16.	Caren Leather	810 Owens Rd. 21221
17.	George McKeef	319 Owens St 21221
18.	K. W. Carter	510 HOBBS RD. 21221
19.	W. B. King	510 OBRAE RD 21221
20.	Charles M. Neal	
21.	Franklin E. McNeil	7208 21st. Ln. Rd. 21201

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 4<sup>th</sup> day of June, 1976, that the Special Hearing to approve the nonconforming use of the subject property as a junk yard, including the dismantling and storage for sale of used motor vehicle parts should be and the same is hereby GRANTED, from and after the date of this Order.

  
Zoning Commissioner of  
Baltimore County

RE: PETITION FOR SPECIAL ZONING HEARING - NORTHEAST SIDE  
OF GOLDEN RING ROAD, 415 Ft. SOUTH OF RACE ROAD -  
PETITIONER - WAYNE G. SULLIVAN

WE, THE UNDERSIGNED RESIDENTS OF THE ABOVE MENTIONED AREA DO DECLARE THAT THE PROPERTY IN QUESTION HAS NOT BEEN USED FOR THE PAST EIGHT (8) YEARS. THE PROPERTY HAS BEEN IDLE FOR THIS PERIOD, PRIMARILY BECAUSE OF SEVERE FLOODING SEVERAL TIMES A YEAR. WE VIGILANTLY OBJECT TO APPROVAL OF THIS PETITION BECAUSE IT WILL BE A DETRIMENT TO OUR NEIGHBORHOOD.

1. Frank J. Bruthers
2. Amyon Burkhardt
3. William Blew
4. Linda M. Blew
5. Robert L. Wilson
6. J. J. J. J.
7. J. J. J. J.
8. Mark & Jan
9. Frances Conner
10. Donald Dugg II Becan have Cream Cheese Pick
- 11.
- 12.
- 13.
- 14.
- 15.
- 16.
- 17.
- 18.
- 19.
- 20.
- 21.
- 22.

RE: PETITION FOR SPECIAL ZONING HEARING - NORTHEAST SIDE  
OF GOLDEN RING ROAD, 415 FT. SOUTH OF RACE ROAD -  
PETITIONER - WAYNE G. SULLIVAN

WE, THE UNDERSIGNED RESIDENTS OF THE ABOVE MENTIONED AREA DO DECLARE THAT THE PROPERTY IN QUESTION HAS NOT BEEN USED FOR THE PAST EIGHT (8) YEARS. THE PROPERTY HAS BEEN IDLE FOR THIS PERIOD, PRIMARILY BECAUSE OF SEVERE FLOODING SEVERAL TIMES A YEAR. WE VEHEMENTLY OBJECT TO APPROVAL OF THIS PETITION BECAUSE IT WILL BE A DETRIMENT TO OUR NEIGHBORHOOD.


1. Cassidy Maura 607 Highville Rd. Balto MD 21221
2. D.W. Morris 603 Highville Rd. Balt. MD 21221
3. Marcus Scandium 1000 Maple Ct. Bzr. Hs. 21221
4. Mary Lou Scandium 1000 Maple Ct. Balt Md 21221
5. Milly Ann Scandium 622 Highville Rd. Balt Md 21221
6. Sam John Scandium 622 Highville Rd. Balt. Md. 21221
7. Elizabeth Lowers 105 Old Maple Rd. Balt. Md 21221
8. L. Mowatt Jr. 105 Old Maple Ct. Balt. Md. 21221
9. John Cuthbertson 1150 D. St. Balt. Md. 21221
10. Charles Mitchell 607 Highville Rd. Balt Md 21221
11. Harold Fisher 603 Highville Rd. Balt Md 21221
12. Ed. Fields 954 Humberg Ave. 21221

RE: PETITION FOR SPECIAL ZONING HEARING - NORTHEAST SIDE  
OF GOLDEN RING ROAD, 415 FT. SOUTH OF RACE ROAD -  
PETITIONER - WAYNE G. SULLIVAN

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DECLARE THAT THE PROPERTY IN QUESTION HAS NOT BEEN USED FOR THE  
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PRIMARILY BECAUSE OF SEVERE FLOODING SEVERAL TIMES A YEAR. WE  
VIGOROUSLY OPOSE APPROVAL OF THIS PETITION BECAUSE IT WILL BE  
A DETRIMENT TO OUR NEIGHBORHOOD;

1. *Ingrid A. Lyle* 5517 Glenfield Ave 21206
2. *Joe K. Holman* 7219 Golden Ring Rd. 21221
3. *Richard J. Saffin* 7221 Golden Ring Rd. 21221
4. *Mattie C. Griffin* 7217 Golden Ring Rd. 21221
5. *James E. Bowman*
6. *Kietz Smith*
7. *Robert Hunt* 7213 Golden Ring Rd. 21221
8. *Maryl D. Hunt* 7209 Golden Ring Rd. 21221
9. *Vilbert D. Mavor* 7211 Golden Ring Rd. 21221
10. *Joan M. Mavor* 7211 Golden Ring Rd. 21221
11. *Dorothy P. Relf* 7215 Golden Ring Rd. 21221
12. *Ernest Holman* 7319 Golden Ring Rd. 21221
13. *Fred Kuhn* 7214 Golden Ring Rd. 21221
14. *Elaine W. Holman* 7219 Golden Ring Rd. 21221
15. *Marion Rube* 7219 Golden Ring Rd. 21221
16. *Ernest C. Rube* 7221 Golden Ring Rd. 21221
17. *Edith B. White* 7225 Golden Ring Rd.

Print each 1  
(4 sheets)



Baltimore County  
 Department of Traffic Engineering  
 Towson, Maryland 21204  
 (201) 494-3550

STEPHEN E. COLLINS  
DIRECTOR

December 30, 1980

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 63 - ZAC - November 5, 1980  
 Property Owner: Wayne G. & Patricia G. Sullivan  
 Location: NE/S Golden Ring Road 415' S. of Race Road  
 Existing Zoning: NE-IM  
 Proposed Zoning: Special hearing to approve a non-conforming use for a service garage including a towing yard.

Acres: 1.10 acres  
District: 15th

Dear Mr. Hammond:

This Department has no comment for item #88.

Very truly yours,

Michael S. Flanigan  
Engineer Associate II

MSF/bza





baltimore county  
department of traffic engineering  
TOWSON, MARYLAND 21204  
(301) 494 3550

STEPHEN E. COLLINS  
DIRECTOR

December 30, 1980

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 88 - ZAC - November 5, 1980  
Property Owner: Wayne G. & Patricia G. Sullivan  
Location: NE/S Golden Ring Road 415' S. of Race Road  
Existing Zoning: ML-IM  
Proposed Zoning: Special hearing to approve a non-conforming use for a service garage including a towing yard.

Acres: 1.10 acres  
District: 15th

Dear Mr. Hammond:

This department has no comment for item #88.

Very truly yours,  
*Michael S. Flanigan*  
Michael S. Flanigan  
Engineer Associate II

MSF/bza



baltimore county  
department of traffic engineering  
TOWSON, MARYLAND 21204  
(301) 494 3550

STEPHEN E. COLLINS  
DIRECTOR

December 30, 1980

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 88 - ZAC - November 5, 1980  
Property Owner: Wayne G. & Patricia G. Sullivan  
Location: NE/S Golden Ring Road 415' S. of Race Road  
Existing Zoning: ML-IM  
Proposed Zoning: Special hearing to approve a non-conforming use for a service garage including a towing yard.

Acres: 1.10 acres  
District: 15th

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Very truly yours,  
*Michael S. Flanigan*  
Michael S. Flanigan  
Engineer Associate II

MSF/bza



baltimore county  
department of traffic engineering  
TOWSON, MARYLAND 21204  
(301) 494 3550

STEPHEN E. COLLINS  
DIRECTOR

December 30, 1980

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

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District: 15th

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This department has no comment for item #88.

Very truly yours,  
*Michael S. Flanigan*  
Michael S. Flanigan  
Engineer Associate II

MSF/bza



baltimore county  
department of traffic engineering  
TOWSON, MARYLAND 21204  
(301) 494 3550

STEPHEN E. COLLINS  
DIRECTOR

December 30, 1980

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 88 - ZAC - November 5, 1980  
Property Owner: Wayne G. & Patricia G. Sullivan  
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Acres: 1.10 acres  
District: 15th

Dear Mr. Hammond:

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Very truly yours,  
*Michael S. Flanigan*  
Michael S. Flanigan  
Engineer Associate II

MSF/bza

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond  
Zoning Commissioner  
FROM: Norman E. Gerber, Director  
of Planning and Zoning  
SUBJECT: Petition No. 81-127-SPH Item 88

Date: December 30, 1980

Petition for Special Hearing  
Northeast side of Golden Ring Road, 415 feet South of Race Road  
Petitioner- Wayne G. Sullivan, et ux

Fifteenth District

HEARING: Thursday, January 15, 1981 (10:00 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

*Norman E. Gerber*  
Norman E. Gerber, Director  
Office of Planning and Zoning

NEG:JGH:ab

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond  
Zoning Commissioner  
FROM: Norman E. Gerber, Director  
of Planning and Zoning  
SUBJECT: Petition No. 81-127-SPH Item 88

Date: December 30, 1980

Petition for Special Hearing  
Northeast side of Golden Ring Road, 415 feet South of Race Road  
Petitioner- Wayne G. Sullivan, et ux

Fifteenth District

HEARING: Thursday, January 15, 1981 (10:00 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

*Norman E. Gerber*  
Norman E. Gerber, Director  
Office of Planning and Zoning

NEG:JGH:ab

December 19, 1980

Robert J. Romadka, Esquire  
Charles E. Foos, III, Esquire  
809 Eastern Boulevard  
Baltimore, Maryland 21221

## NOTICE OF HEARING

RE: Petition for Special Hearing - NE/S Golden Ring Road,  
415' S of Race Road - Wayne G. Sullivan, et ux  
Case No. 81-127-SPH

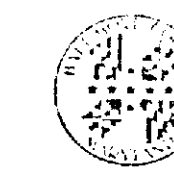
TIME: 10:00 A.M.

DATE: Thursday, January 15, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 311 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

*William E. Hammond*  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3553

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

January 2, 1981

Robert J. Romadka, Esquire  
Charles E. Foos, III, Esquire  
809 Eastern Boulevard  
Baltimore, Maryland 21221

RE: Petition for Special Hearing  
NE/S Golden Ring Rd., 415' S of  
Race Road  
Wayne G. Sullivan, et ux  
Case No. 81-127-SPH

Gentlemen:

This is to advise you that \$57.00 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,  
*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

WEH:sj



# FRANK S. LEE

Registered Land Surveyor

1277 NEIGHBORS AVE. — BALTIMORE, MD. 21237

September 9, 1980

Sullivan's Garage  
7318 Golden Ring Road  
15th District Baltimore County, Maryland

Beginning for the same on the northeast side of Golden Ring Road at the dista of 415 feet more or less measured along the northeast side of Golden Ring Road from the south side of Race Road, thence running and binding on the northeast side of Golden Ring Road South 71 degrees 27 minutes 28 seconds East 190 feet, thence leavi Golden Ring Road for six lines of division as follows; North 18 degrees 30 minutes 32 seconds East 225 feet, North 60 degrees 00 minutes West 133 feet more or less, North 73 degrees 00 minutes West 125 feet more or less, South 18 degrees 30 minutes 32 seconds West 50 feet, South 71 degrees 27 minutes 28 seconds East 65 feet and South 18 degrees 30 minutes 32 seconds West 200 feet to the place of beginning.

Containing 1.10 acres of land moreor less.



## PETITION FOR SPECIAL HEARING

15th District

ZONING: Petition for Special Hearing  
LOCATION: Northeast side of Golden Ring Road, 415 feet South of Race Road  
DATE & TIME: Thursday, January 15, 1981 at 10:00A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, oy authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a non-conforming use for a service garage, including a towing yard

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Wayne G. Sullivan, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, January 15, 1981 at 10:00 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

## PETITION FOR SPECIAL HEARING

1 th District

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LOCATION: Northeast side of Golden Ring Road, 415 feet South of Race Road  
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Hearing Date: Thursday, January 15, 1981 at 10:00 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

January 19, 1981

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #88, Zoning Advisory Committee Meeting of November 5, 1980, are as follows:

Property Owner: Wayne G. & Patricia G. Sullivan  
Location: NE/S Golden Ring Rd. 415' S. of Race Rd.  
Existing Zoning: ML-IM  
Proposed Zoning: Special Hearing to approve a non-conforming use for a service garage including a towing yard.  
Acres: 1.10 Acres  
District: 15th

The existing garage is presently unoccupied. Metropolitan water serves the building and a private sewage disposal system did exist but has since been abandoned and backfilled. Metropolitan sewer is available, therefore, prior to occupancy of the building, the structure must be connected to sewer.

If lubrication work and oil changes are performed at this location, revised plans must be submitted showing method providing for the elimination of waste oil in accordance with Water Resources Administration requirements.

The parking area/s should be surfaced with a dustless, bonding material.

Very truly yours,

Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

LJF/mw

January 19, 1981

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

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BUREAU OF ENVIRONMENTAL SERVICES

LJF/mw/JRP

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County Office Building  
Towson, Maryland 21204

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BUREAU OF ENVIRONMENTAL SERVICES

LJF/mw/JRP

January 19, 1981

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Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

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Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

LJF/mw/JRP



January 19, 1981

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #88, Zoning Advisory Committee Meeting of  
November 5, 1980, are as follows:

Property Owners: Wayne G. & Patricia G. Sullivan  
Location: NE/S Golden Ring Rd. 415' S. of Race Rd.  
Existing Zoning: ML-1M  
Proposed Zoning: Special Hearing to approve a non-conforming  
use for a service garage including a towing  
yard.  
Acres: 1.10 Acres  
District: 15th

The existing garage is presently unoccupied. Metropolitan water  
serves the building and a private sewage disposal system did exist but has  
since been abandoned and backfilled. Metropolitan sewer is available, therefore,  
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material.

Very truly yours,

*Jan J. Forrest*  
Jan J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

LJT/mw/JRP

January 19, 1981

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #88, Zoning Advisory Committee Meeting of  
November 5, 1980, are as follows:

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Very truly yours,

*Jan J. Forrest*  
Jan J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

LJT/mw/JRP

The Honorable William E. Hammond  
Administrative Judge  
District Court of Maryland  
Baltimore County - District No. 8  
111 West Allegheny Avenue  
Towson, Maryland 21204

RE: Zoning Case No. 44-318-V  
District Court Case No. MC73374 & MC55774  
1300-7312 Golden Ring Road  
15th Election District  
Charles W. Brown - Defendant

Dear Judge Brown:

Please be advised that the above referenced defendant has accepted  
his administrative remedies in the form of a Special Hearing before the  
Zoning Commissioner. I have enclosed a copy of the Order and Opinion  
(Case No. 74-345-878) that was subsequently rendered, finding that  
the defendant's property enjoys a non-conforming use as a junk yard.

For the above reason, this office no longer wishes to pursue criminal  
action in the District Court and respectfully requests that the matter be  
not pressed. Your attention to and consideration of this matter is greatly  
appreciated.

Very truly yours,

*James M. Hynes*  
JAMES M. HYNES, III  
Zoning Enforcement Section

JMH:mc  
cc: Mr. Charles Brown  
Mr. A. Eric M. Hynes  
Mr. George J. Martland  
Mr. James M. Dyer  
Files

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
454-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

March 20, 1981

Robert J. Romadka, Esquire  
809 Eastern Boulevard  
Baltimore, Maryland 21221

RE: Petition for Special Hearing  
NE/S of Golden Ring Rd., 415' S of  
Race Rd. - 15th Election District  
Wayne G. Sullivan, et ux - Petitioners  
NO. 81-127-SPH (Item No. 83)

Dear Mr. Romadka:

I have this date passed my Order in the above captioned matter in accordance  
with the attached.

Very truly yours,

*Jan M. H. Jung*  
JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc  
Attachments

cc: Charles E. Foos, III, Esquire  
8922 Philadelphia Road  
Baltimore, Maryland 21237

Ms. Edith Wheeler  
7220 Golden Ring Road  
Baltimore, Maryland 21221

Officer Harry Owings  
Baltimore County Police Headquarters  
Traffic Department  
7209 Belair Road  
Baltimore, Maryland 21206

John W. Hessian, III, Esquire  
People's Counsel

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 29, 1980

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

000

Nicholas B. Commodari  
Chairman

### MEMBERS

Bureau of  
Engineering  
Department of  
Traffic Engineering  
State Roads Commission  
Bureau of  
Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial  
Development

Robert J. Romadka and  
Charles E. Foos, Esquires  
809 Eastern Blvd.  
Baltimore, Maryland 21221

RE: Item No. 88  
Petitioner - Sullivan  
Special Hearing Petition

Dear Messrs:

The Zoning Plans Advisory Committee has reviewed the plans  
submitted with the above referenced petition and has made an on-site  
field inspection of the property. The following comments are not  
intended to indicate the appropriateness of the zoning action requested,  
but to assure that all parties are made aware of plans or problems  
with regard to the development plans that may have a bearing on this  
case. The Director of Planning may file a written report with the  
Zoning Commissioner with recommendations as to the suitability of  
the requested zoning.

Enclosed are all comments submitted to this office from the  
Committee members at this time. The remaining members felt that  
no comment was warranted. This petition was accepted for filing on  
the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

*Nicholas B. Commodari*  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC/sf

Enclosure

cc: Frank S. Lee, Surveyor  
1277 Neighbors Avenue  
Baltimore, Maryland 21237

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

December 3, 1980

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #88 (1980-1981)  
Property Owner: Wayne G. & Patricia G. Sullivan  
N/S Golden Ring Rd. 415' S. of Race Rd.  
Acres: 1.10 Acres District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office  
for review by the Zoning Advisory Committee in connection with the subject item.

### Highways:

Golden Ring Road, an existing public road (formerly Md. 508 in this vicinity) is  
proposed to be improved in the future as a 40-foot closed section roadway on a 60-foot  
right-of-way. Highway right-of-way widening, including any necessary reversible easements  
for slopes, will be required in connection with any grading or building permit  
application.

The entrance locations are subject to approval by the Department of Traffic  
Engineering, and shall be constructed in accordance with Baltimore County Standards  
and Specifications.

### Sediment Controls:

Development of this property through stripping, grading and stabilization could  
result in a sediment pollution problem, damaging private and public holdings downstream  
of the property. A grading permit is, therefore, necessary for all grading, including  
the stripping of top soil.

### Storm Drains:

This property is located in the area of the 100-year recurrence flood plain of  
Stemmers Run as delineated in the Report on Stemmers Run Flood Plain Study (Job Order  
4-216-1).

Item #88 (1980-1981)  
Property Owner: Wayne G. & Patricia G. Sullivan  
Page 2  
December 3, 1980

### Water and Sanitary Sewer:

There is a public 10-inch water main and public 8-inch sanitary sewerage in  
Golden Ring Road.

Very truly yours,

*Robert A. Morton*  
ROBERT A. MORTON, P.E., Chief  
Bureau of Public Services

RAM:EMW:RWS

cc: J. Wimbley  
J. Trotter  
J. Somers  
D. Grise

I-NW Key Sheet  
NE 3 & 4 G Topo  
12 & 13 NE 27 Pos. Sheets  
90 Tax Map

BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
823-7310

PAUL H. REINCKE  
CHIEF

December 17, 1980

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Wayne G. & Patricia G. Sullivan

Location: NE/S Golden Ring Road 415' S. of Race Road

Item No.: 88 Zoning Agenda: Meeting of November 5, 1980

Certification:

Pursuant to your request, the referenced property has been surveyed by this  
Bureau and the comments below marked with an "X" are applicable and required to  
be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be  
located at intervals of \_\_\_\_\_ feet along an approved road in  
accordance with Baltimore County Standards as published by the  
Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the  
Fire Prevention Code prior to occupancy or beginning of operation.

☒ 5. The building, and structures existing or proposed on the site shall  
comply with all applicable requirements of the National Fire Protection  
Association Standard No. 101 "Life Safety Code", 1976 Edition prior  
to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: *George M. Hagan* Noted and Approved: *George M. Hagan*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb



## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

Nicholas B. Commodari  
Zoning Advisory Committee  
Sharon M. Caplan  
Economic Development Commission

TO: \_\_\_\_\_ Date: October 30, 1980

FROM: \_\_\_\_\_

Item# 88-Property Owner: Wayne G. & Patricia G. Sullivan  
Subject: Location NE/4 Golden Ring Road 415 S. of Race Road  
Existing Zoning: ML-1M  
Proposed Zoning: Special Hearing to approve a non-conforming use for a service garage including a towing yard.

Acres: 1.10 Acres  
District: 15th

In recognition of Baltimore County's desire to foster a healthy economic growth, we request the zoning officer to evaluate the above request in the best interest of industrial expansion.

*Sharon M. Caplan*  
Sharon M. Caplan

SMC/calc

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: December 22, 1980 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED FROM: Sullivan Garage

FOR: Filing Fee for Case No. 81-127-SPH

VALIDATION OR SIGNATURE OF CASHIER

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 15 Date of Posting: 12/27/80

Posted for: Petition for Special Hearing

Petitioner: Wayne G. Sullivan

Location of property: NE/4 Golden Ring Road 415 S. of Race Rd.

Location of Signs: Front of property (H. 7319 Golden Ring Rd.)

Remarks: \_\_\_\_\_

Posted by: William E. Hammond

Number of Signs: 1

Date of return: 1/3/81

Robert J. Romadka and  
Charles E. Foss, Esquires  
809 Eastern Blvd.  
Baltimore, Maryland 21221

cc: Frank S. Lee, Surveyor  
1277 Neighbors Avenue  
Baltimore, Maryland 21237

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 8th day of November, 1980.

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner: Wayne G. Sullivan, et ux  
Petitioner's Attorney: Romadka/Foss

Reviewed by: Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

Phone: 687-6922

## FRANK S. LEE

Registered Land Surveyor

1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237

September 1, 1980

Sullivan's Garage  
7319 Golden Ring Road  
15th District Baltimore County, Maryland

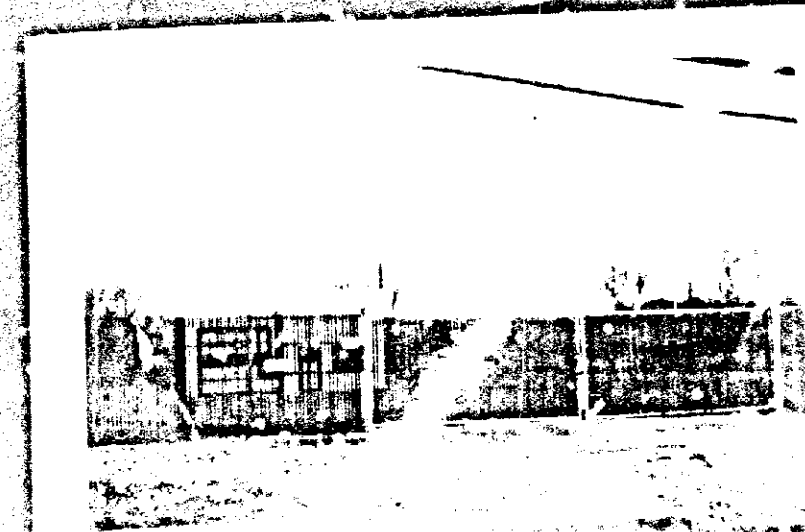
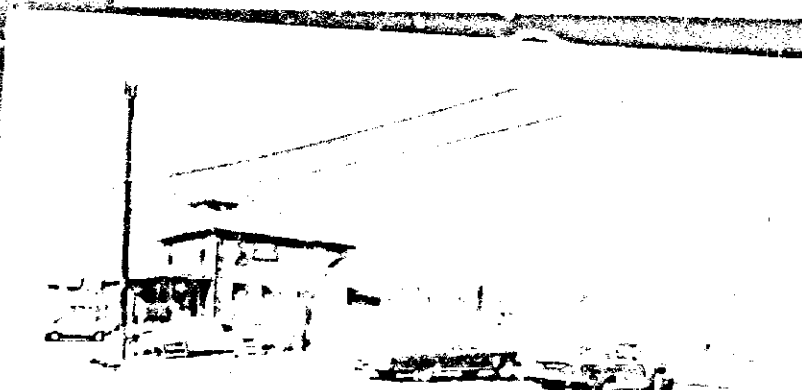
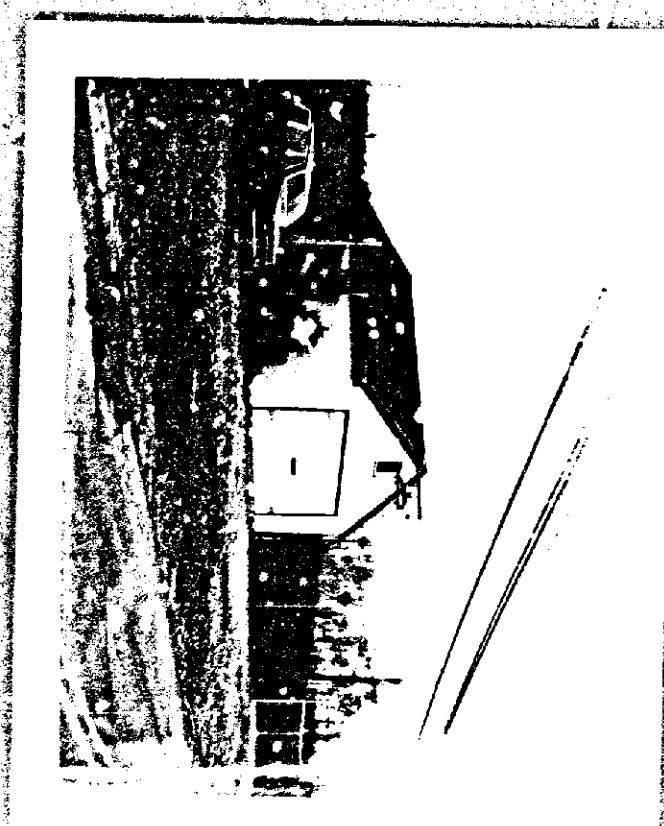
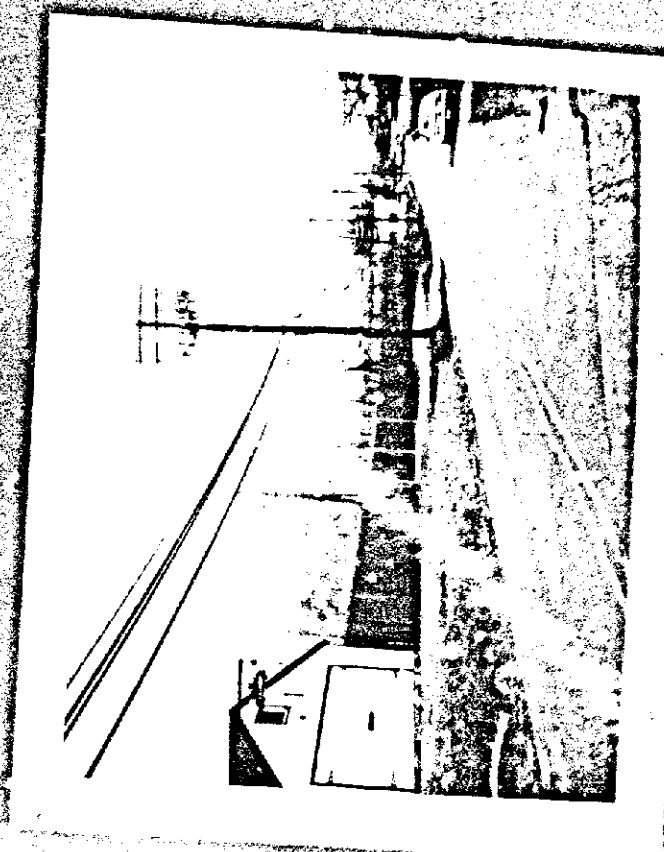
Beginning for the same on the northeast side of Golden Ring Road at the distance of 415 feet more or less measured along the northeast side of Golden Ring Road from the south side of Race Road, thence running and binding on the northeast side of Golden Ring Road South 71 degrees 27 minutes 28 seconds East 190 feet, thence leaving Golden Ring Road for six lines of division as follows: North 18 degrees 30 minutes 32 seconds East 225 feet, North 60 degrees 00 minutes West 133 feet more or less, North 73 degrees 00 minutes West 125 feet more or less, South 18 degrees 30 minutes 32 seconds West 50 feet, South 71 degrees 27 minutes 28 seconds East 65 feet and South 18 degrees 30 minutes 32 seconds West 200 feet to the place of beginning.

Containing 1.10 acres of land more or less.



## PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>CS</i>										
Revised Plans: Change in outline or description										
Previous case: 76-205-SPH										
Map # 4E 3 G OFFICE COPY										



## CERTIFICATE OF PUBLICATION

TOWSON, MD. December 25, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 15th day of January, 1981, the first publication appearing on the 25th day of December, 1980.

THE JEFFERSONIAN  
*L. Frank Smith*  
Manager.

Cost of Advertisement, \$ \_\_\_\_\_

## DUPLICATE CERTIFICATE OF PUBLICATION

TOWSON, MD. December 25, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 15th day of January, 1981, the first publication appearing on the 25th day of December, 1980.

THE JEFFERSONIAN  
*L. Frank Smith*  
Manager.

Cost of Advertisement, \$ 45.00

## PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>CS</i>										
Revised Plans: Change in outline or description										
Previous case: 76-205-SPH										
Map # 4E 3 G										

## LEGAL NOTICES

## Petition for Special Hearing

15th District  
Zoning: Petition for Special Hearing under Section 500.7 of the Zoning Regulations, to determine whether or not the Zoning Commission should approve a non-conforming use for a service garage, including a towing yard.

Alfred parcel of land in the Fifteenth District of Baltimore County  
Beginning for the same on the northeast side of Golden Ring Road at the distance of 415 feet more or less measured along the northeast side of Golden Ring Road from the south side of Race Road, thence running and binding on the northeast side of Golden Ring Road South 71 degrees 27 minutes 28 seconds East 190 feet, thence leaving Golden Ring Road for six lines of division as follows: North 18 degrees 30 minutes 32 seconds East 225 feet, North 60 degrees 00 minutes West 133 feet more or less, North 73 degrees 00 minutes West 125 feet more or less, South 18 degrees 30 minutes 32 seconds West 50 feet, South 71 degrees 27 minutes 28 seconds East 65 feet and South 18 degrees 30 minutes 32 seconds West 200 feet to the place of beginning.  
Containing 1.10 acres of land more or less.  
Being the property of Wayne G. Sullivan, et ux, as shown on plat filed with the Zoning Department.  
Hearing Date: Thursday, January 15, 1981 at 10:00 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md. 21204  
BY ORDER OF  
William E. Hammond  
Zoning Commissioner of Baltimore County

## The Essex Times

Essex, Md. November 19, 1980  
This is to Certify, That the annexed

was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of \_\_\_\_\_ successive weeks before the \_\_\_\_\_ day of \_\_\_\_\_, 1980.  
*J. D. W. [Signature]*  
Publisher.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 09512

DATE: January 15, 1981 ACCOUNT: 01-662

AMOUNT: \$57.00

RECEIVED FROM: Sullivan Garage

FOR: Adv. & Posting for Case No. 81-127-SPH

VALIDATION OR SIGNATURE OF CASHIER

## BALTIMORE COUNTY OFFICE OF PLANNING &amp; ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 23 day of Oct, 1980.

Filing Fee \$ 25.00 Received: ☒ Check ☐ Cash ☐ Other

*William E. Hammond*  
William E. Hammond, Zoning Commissioner

Petitioner: Wayne G. Sullivan, et ux Submitted by: *Foss*  
Petitioner's Attorney: Romadka/Foss Reviewed by: *CS*

\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

Robert J. Romadka and  
Charles E. Foss, Esquires  
809 Eastern Blvd.  
Baltimore, Maryland 21221

cc: Frank S. Lee, Surveyor  
1277 Neighbors Avenue  
Baltimore, Maryland 21237

## BALTIMORE COUNTY OFFICE OF PLANNING &amp; ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

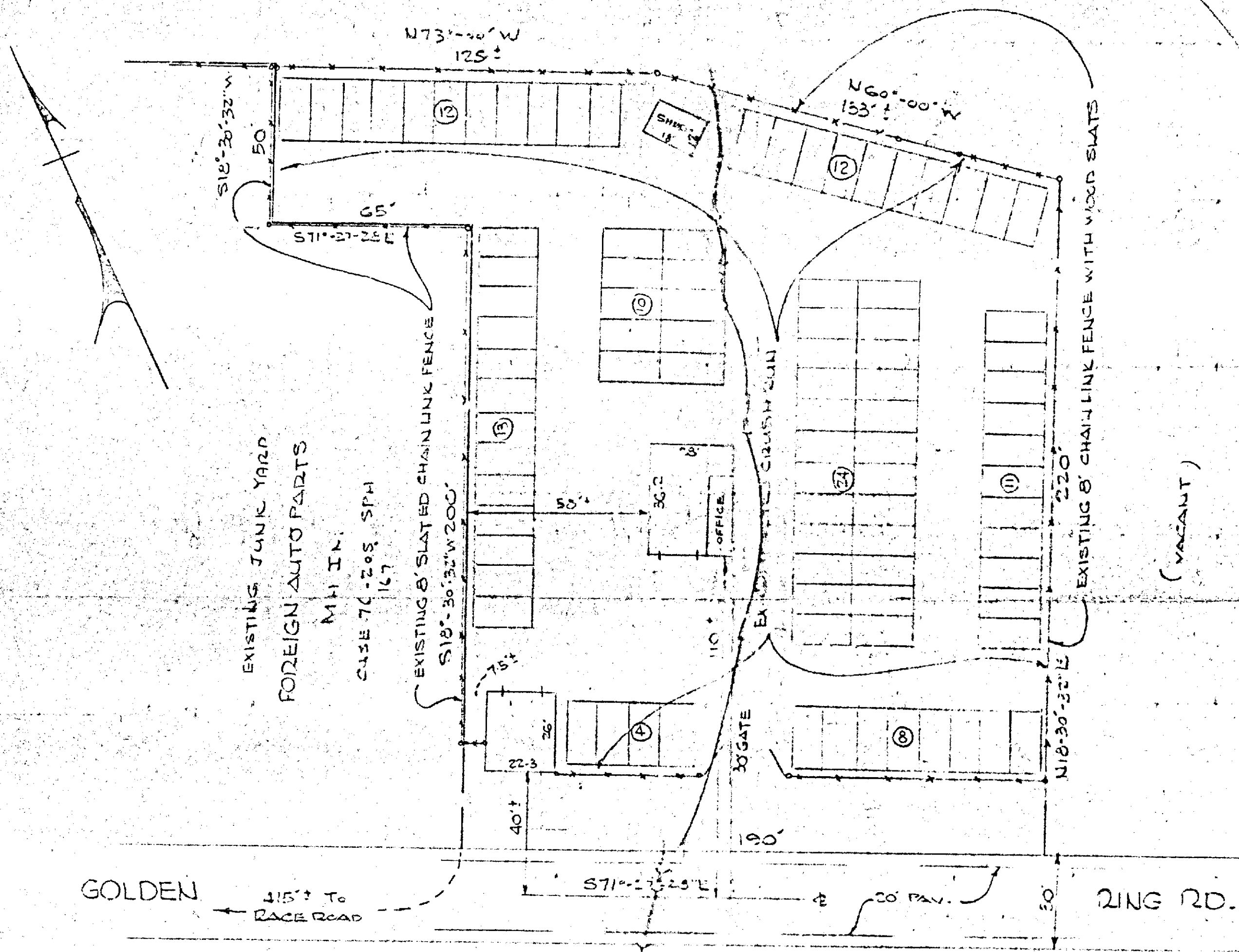
Your Petition has been received and accepted for filing this 8th day of November, 1980.

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner: Wayne G. Sullivan, et ux  
Petitioner's Attorney: Romadka/Foss Reviewed by: *Nicholas B. Commodari*  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee



OTHER LANDS OF SULLIVAN  
(VACANT)

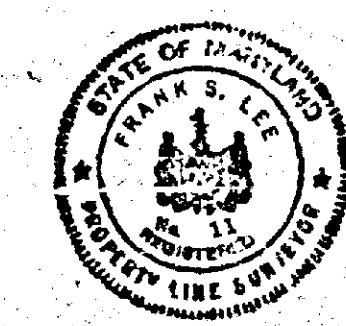


EXISTING USE - SERVICE GARAGE, STORAGE YARD & TOWING  
 PROPOSED USE - TOWING AND STORAGE YARD, SERVICE GARAGE  
 PROPOSED USE - SAME  
 EXISTING ZONING - ML IM, WITH A NON CONFORMING USE FOR  
 A SERVICE GARAGE & JUNKYARD, TOWING & STORAGE YARD  
 PROPOSED ZONING - SAME  
 AREA OF LOT - 1.10 AC.

**SULLIVAN'S GARAGE**  
 1718 GOLDEN RING ROAD  
 BALTIMORE, MARYLAND 21221

15TH DISTRICT BALTIMORE COUNTY, MARYLAND  
 SCALE: 1" = 30'  
 DATE: 9-3-80

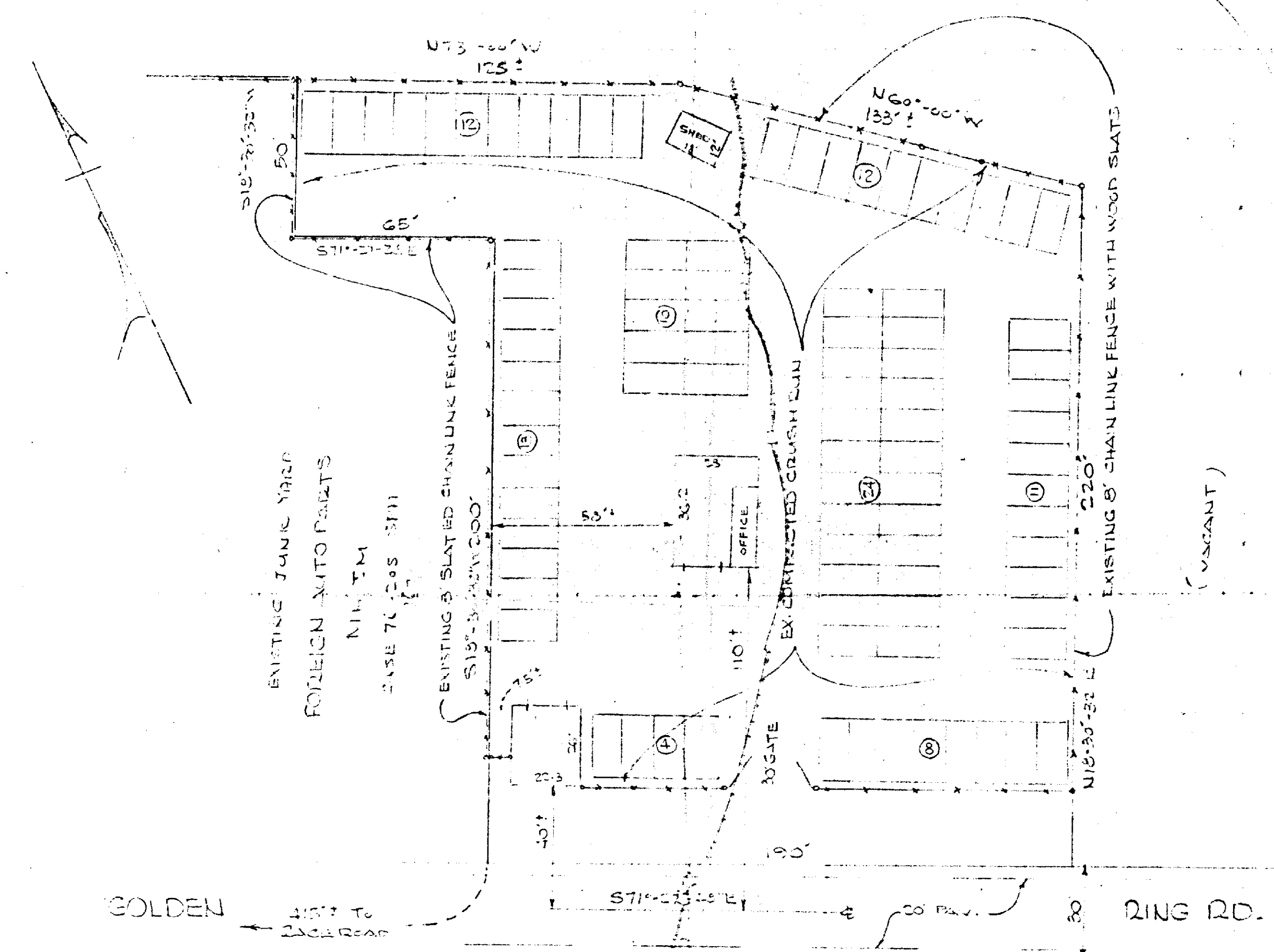
FRANK S. LEE  
 1277 NEIGHBORS AVE.  
 BALTIMORE, MD. 21237



MAP

ELECTION	_____
DISTRICT	_____
D. TO	_____
TYPE	_____
HEARING	_____
LY	_____
FINAL	_____
BY	_____

OTHER LANDS OF SULLIVAN  
(VACANT)



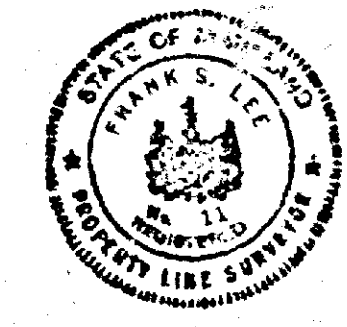
EXISTING USE - SERVICE GARAGE, STORAGE YARD & TOWING  
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 PROPOSED USE - SAME  
 EXISTING ZONING - ML IM, WITH A NON CONFORMING USE FOR  
 A SERVICE GARAGE & JUNKYARD, TOWING & STORAGE YARD  
 PROPOSED ZONING - ML IM, WITH A NON CONFORMING USE FOR A SERVICE GARAGE &  
 AREA OF LOT - 1.10 AC. A TOWING AND STORAGE YARD

**SULLIVAN'S GARAGE**  
 1718 GOLDEN RING ROAD  
 BALTIMORE, MARYLAND 21221

15TH DISTRICT BALTIMORE COUNTY, MARYLAND  
 SCALE: 1" = 30'  
 DATE: 9-3-80

PLANS APPROVED  
 OFFICE OF PLANNING & ZONING  
 BY: *[Signature]*  
 DATE: 5-26-81  
 JONING COMMISSIONER  
 DATE: 4/9/81

FRANK S. LEE  
 1277 NEIGHBORS AVE.  
 BALTIMORE, MD. 21237



81-127-5/4

MICROFILMED